

# HUNTERS®

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## Arncliffe Rise

Oldham, OL4 2LZ

Offers Over £299,995



- WELL PRESENTED & MAINTAINED
- OPEN VIEWS TO REAR
- 2 RECEPTION ROOMS
- GAS CENTRAL HEATING
- LARGE REAR GARDEN

- 3 STOREY END TOWN HOUSE
- 3 BEDROOMS
- GARDEN ROOM
- UPVC DOUBLE GLAZING

Tel: 0161 669 4833

# Arncliffe Rise

Oldham, OL4 2LZ

Offers Over £299,995



Nestled in the desirable area of Arncliffe Rise, Oldham, this charming three-storey end townhouse offers a perfect blend of modern living and picturesque countryside views. With three well-proportioned bedrooms and a stylish bathroom, this property is ideal for families or those seeking extra space.

Upon entering there is an entrance hallway with guest wc, you are then greeted by two inviting reception rooms, perfect for both relaxation and entertaining guests. The lower ground floor cellar area features delightful garden rooms that provide an excellent space for gatherings, allowing you to enjoy the beauty of the outdoors from the comfort of your home. (Informally converted)

One of the standout features of this property is the extra-large rear garden, which offers ample space for outdoor activities, gardening, or simply unwinding in a tranquil setting. The immaculate presentation and meticulous maintenance of the home ensure that it is ready for you to move in without any hassle.

This townhouse is situated in a popular location, providing easy access to local amenities while still enjoying the serenity of countryside views to the rear. Whether you are looking for a family home or a peaceful retreat, this property is sure to impress. Don't miss the opportunity to make this lovely townhouse your new home.

### Entrance Hal;way

Upvc entrance door, laminate flooring, Upvc double glazed window, radiator. Storage cupboard

### Guest WC

Low Level wc, Wash hand basin. Upvc double glazed window.

### Lounge

13'5" x 11'9" (4.1m x 3.6m)

Gas fire with feature surround, laminate flooring, 2 x Upvc double glazed window, radiator

### Kitchen

10'9" x 9'10" (3.3m x 3.0m)

Fitted wall and base units with work surfaces and matching splashback, Electric oven, gas hob and extractor hood. Breakfast bar, Upvc double glazed window, radiator.

### Dining Room

10'9" x 9'6" (3.3m x 2.9m)

Upvc French doors leading to rear balcony. Radiator, stairs leading to lower ground floor level.

### Movie Cellar Room

12'9" x 11'1" (3.9m x 3.4m)

Located to the rear of the basement level would suite multitude of uses. 2 x storage cupboards. (Informally converted)

### Garden Cellar Room

17'0" x 10'2" (5.2m x 3.1m)

Located on the basement level with radiator, Upvc double glazed window, Upvc French doors leading to rear garden. (Informally converted)

### Bedroom 1

11'9" x 10'5" (3.6m x 3.2m)

Upvc double glazed window, radiator

### Bedroom 2

12'1" x 11'9" (3.7m x 3.6m)

Upvc double glazed window, radiator. Stairs to loft room.

### Loft Room

Accessed from Bedroom 2, with 2 x velux roof windows.

### Bedroom 3

8'10" x 7'10" (2.7m x 2.4m)

Upvc double glazed window, radiator

### Bathroom

7'6" x 5'2" (2.3m x 1.6m)

3 piece suite comprising bath with shower over, pedestal wash hand basin and low level wc. 2 x Upvc double glazed window, radiator

### Externally

The highlight of this property and what would be considered an outstanding feature on any property is the length of the rear garden which also offers views over local Countryside. The first floor of the property has a small balcony ideal to sit and unwind at the end of the day, whilst the lower patio is ideal for entertaining with access to the garden room and extended garden.

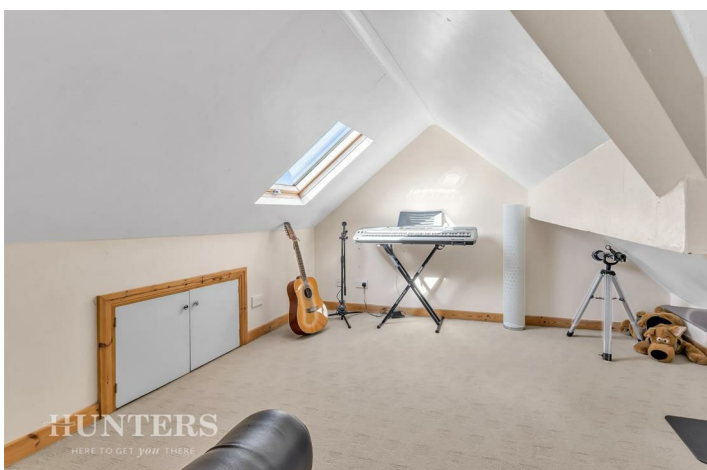
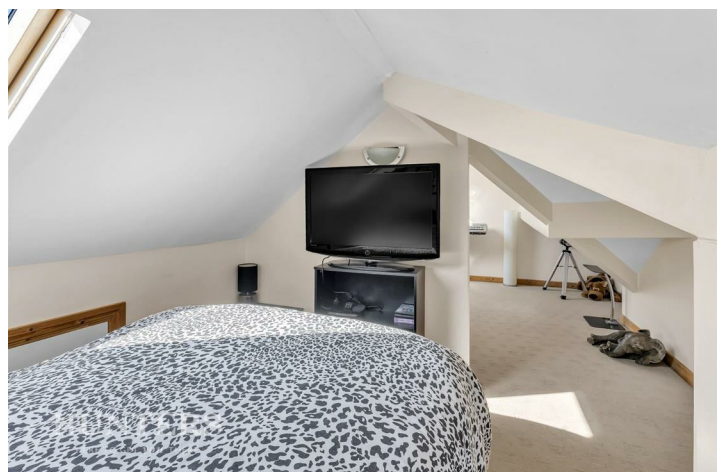
### Material Information - Oldham

Tenure Type; Freehold

Council Tax Banding; B

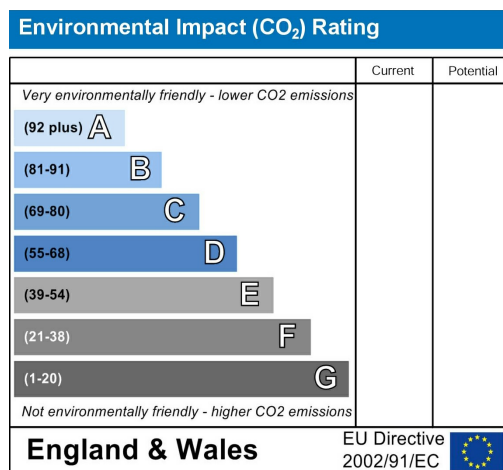
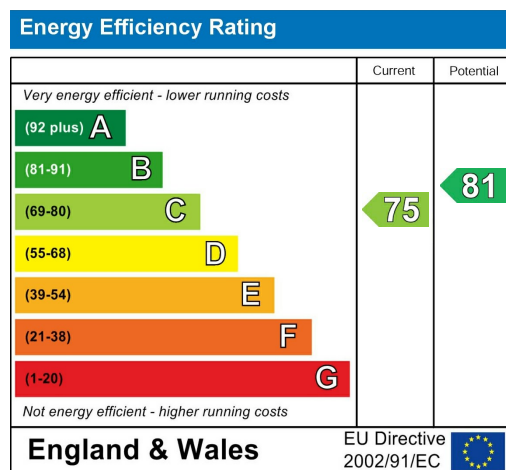
Floorplan







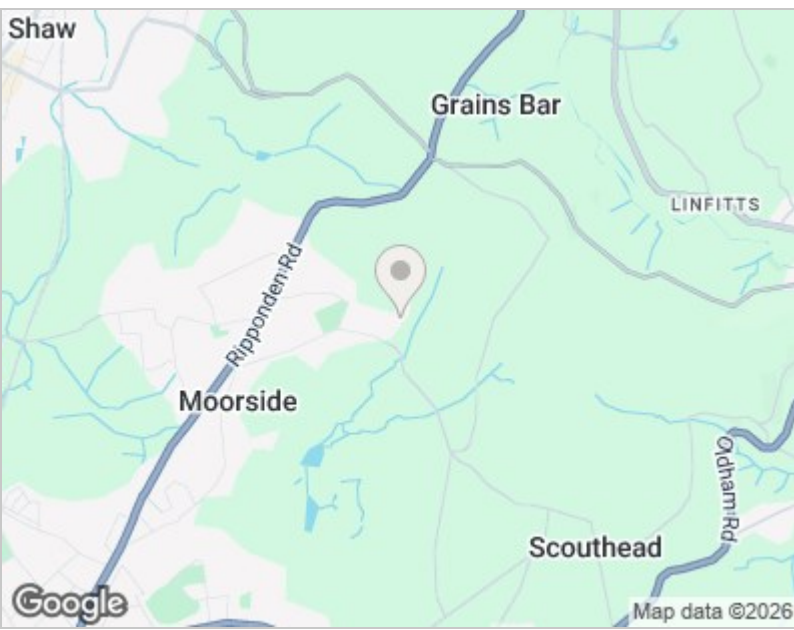
## Energy Efficiency Graph



## Viewing

Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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